

High Street, Brant Broughton LN5 0SA



A simply stunning and very substantial five double bedroom (each with en-suite) family home situated on a private plot within the heart of this sought after village. The property also has three extraordinarily large reception rooms, fabulous dining kitchen, cloakroom, utility and double garage. Double glazing and oil fired central heating are installed. Available for purchase with NO CHAIN.

£700,000









Situation and Amenities

The village of Brant Broughton is located approximately 8 miles from Newark, approximately 12 miles from Lincoln and a similar distance from Grantham. It is a practical commute to Nottingham and there are access points to the A1 to the east of Newark. The village has a wide main street with many of the houses dating back to the coaching days of the 18th and 19th Centuries when residents were often based in London and used the village for their country retreats. The village church dedicated to Saint Helen is said to have the most elegant spire in Lincolnshire. Schooling in the area is of a very high standard with Brant Broughton Primary School in the village. There are fast trains to London Kings Cross from both Newark and Grantham Stations (from 75 minutes) and good access to the A1.

Accommodation

On entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor and a door into the dining kitchen. The hallway has solid wood flooring, recessed ceiling spotlights and a radiator.

Dining Kitchen 24' 7" x 18' 2" (7.49m x 5.53m) (at widest points)

This very impressive 'L' shaped dining kitchen has dual aspect windows to the front and rear elevations and is fitted with a very comprehensive range of bespoke solid wood base and wall units complemented with granite work surfaces. There is a one and

a half bowl stainless steel sink and included within the sale is the gas fired range cooker (LPG), and an American style fridge. In addition there is an integrated dishwasher. The room is of sufficient size to comfortably accommodate a dining table together with occasional furniture and has the same flooring flowing through from the hallway, recessed ceiling spotlights, kickboard lighting and two radiators. From here access leads through to the inner hallway and French doors providing access to the dining room.

Dining Room 24' 6" x 10' 11" (7.46m x 3.32m)

Once again a very impressive reception room, having a bay window to the front elevation and French doors providing access to the garden to the rear. The dining room has the same solid wood flooring, recessed ceiling spotlights, a ceiling light point and three radiators.

Inner Hallway

The inner hallway provides access to the lounge, the cloakroom and the utility room. A further doors leads out into the rear garden. The hallway has a solid wood floor.

Utility Room 10' 9" x 8' 9" (3.27m x 2.66m)

The utility room has a window to the rear elevation and is fitted with a comprehensive range of bespoke base and wall units together with full height storage cupboards. There is a Belfast sink, and space and plumbing for both a washing machine and a tumble dryer. The room has solid wood flooring and recessed ceiling spotlights.

Cloakroom 6' 10" x 6' 4" (2.08m x 1.93m)

The cloakroom has an opaque window to the side and is fitted with a WC and wash hand basin. The room has solid wood flooring, recessed ceiling spotlights and a radiator. The central heating boiler is located here.

Lounge 38' 2" x 13' 9" (11.62m x 4.19m)

This truly magnificent reception room has French doors leading out to the front of the property, above which are skylight windows. The lounge has a vaulted ceiling with exposed roof trusses. The focal point of the room is the large Inglenook fireplace with log burning stove sat on a stone hearth. The lounge has solid wood flooring, both wall and ceiling light points and three radiators. A door leads through to the rear hallway.

Rear Hallway

The rear hallway has doors into bedroom five and the office/study.

Bedroom Five 15' 3" x 12' 8" (4.64m x 3.86m)

An excellent sized double bedroom with a window to the front elevation. This bedroom is full of character and charm having exposed roof trusses and feature brick walls. There is a fitted double wardrobe, wall light points and a radiator. A door leads into the en-suite shower room.

Bedroom Five En-suite 7' 4" x 7' 3" (2.23m x 2.21m)

The en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiling to the walls and also has recessed ceiling spotlights and a heated towel rail.

Office 21' 4" x 17' 2" (6.50m x 5.23m)

This very large office is a multi-functional room and whilst currently utilised as an office, it would serve equally well as an additional sitting room, games room or gymnasium if required. The room has solid wood flooring, recessed ceiling spotlights and two radiators. From here the staircase leads to the master bedroom suite and a door provides access through to the double garage.

Master Bedroom 21' 4" x 17' 6" (6.50m x 5.33m)

The superb master bedroom sits above the office and has triple aspect windows and a high vaulted ceiling with exposed roof trusses and beams. There is a solid wood floor and both wall and ceiling light points. A door leads into the en-suite shower room.

En-suite to the Master Bedroom 10' 9" x 10' 0" (3.27m x 3.05m)

This well appointed en-suite has a Velux skylight window to the front elevation and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, vanity unit with twin sinks and storage beneath, and a WC. The en-suite is enhanced with part ceramic tiling to the walls and wooden flooring. In addition the room has recessed ceiling spotlights and a heated towel rail.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has doors into bedrooms two, three and four. The landing has recessed ceiling spotlights and a radiator. Access to the loft space is obtained from here.

Bedroom Two 16' 5" x 10' 11" (5.00m x 3.32m)

A large double bedroom with a window to the front elevation, recessed ceiling spotlights and a radiator. A door leads into the en-suite.

Bedroom Two En-suite 10' 10" x 7' 7" (3.30m x 2.31m)

This beautifully appointed en-suite has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, together with matching

overhead storage units, and a WC. The room has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Three 11' 2" x 10' 11" (3.40m x 3.32m)

A double bedroom with a window to the front elevation, a fitted double wardrobe, recessed ceiling spotlights and a radiator. A door leads into the en-suite.

Bedroom Three En-suite 10' 9" x 10' 7" (3.27m x 3.22m)

This beautiful en-suite has a Velux window to the rear elevation and is fitted with a roll top bath with shower mixer tap attachment, vanity unit with twin sinks and storage beneath, and a WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. The en-suite also has part ceramic wall tiling, recessed ceiling spotlights and a heated towel rail. Accessed from here is a large and useful storage cupboard.

Bedroom Four 11' 6" x 10' 7" (3.50m x 3.22m)

A further double bedroom having a window to the rear elevation overlooking the garden and countryside views beyond. The bedroom has a fitted double wardrobe, recessed ceiling spotlights and a radiator. A door leads into the en-suite.

Bedroom Four En-suite 7' 10" x 7' 1" (2.39m x 2.16m)

Fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. There are recessed ceiling spotlights and a heated towel rail.

Outside

This wonderful family home is accessed via electrically operated gates which lead onto a substantial block paved driveway providing off road parking for numerous vehicles. From here access is obtained to the garage and the house. Also located to the front of the property is a purpose built bar, and a covered hot tub which is included within the sale. The driveway continues down the side to the rear garden.

Double Garage 27' 1" x 18' 2" (8.25m x 5.53m)

The garage has twin wooden doors to the front elevation, two windows to the side and is equipped with power and lighting.

Rear Garden

The rear garden has been tastefully hard landscaped for ease of maintenance and enjoys a high degree of privacy. Also included within the sale is the large timber summerhouse which is equipped with power, lighting and plumbing.

Council Tax

The property is in Band F.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

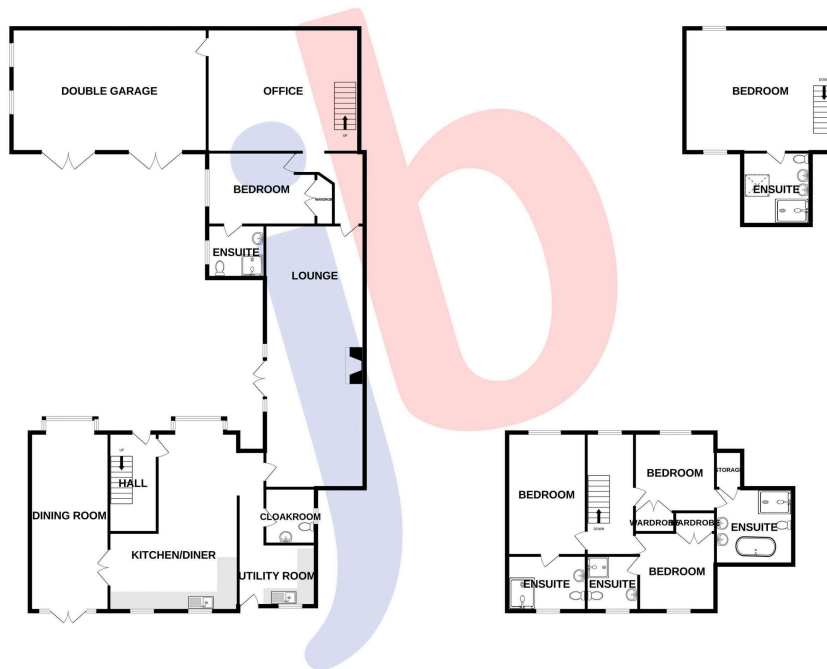
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00001667 11 April 2025

GROUND FLOOR
2510 sq.ft. (233.2 sq.m.) approx.

1ST FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA: 3801 sq.ft. (353.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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